

Resolution No.: 16-436  
Introduced: December 11, 2007  
Adopted: February 5, 2008

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

**SUBJECT:** Amendment to the FY07-12 Capital Improvements Program and  
Special Appropriation #9-E08-CMCG-4 to the FY08 Capital Budget and  
Montgomery County Government  
Department of Recreation  
Wheaton Community Recreation Center – Rafferty (No. 720800), \$560,000

**Background**

1. Section 308 of the Montgomery County Charter provides that a special appropriation: (a) may be made at any time after public notice by news release; (b) must state that the special appropriation is necessary to meet an unforeseen disaster or other emergency or to act without delay in the public interest; (c) must specify the revenues necessary to finance it; and (d) must be approved by no fewer than six members of the Council.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. The County Executive recommends the following capital project appropriation increases:

<u>Name</u>	<u>Project Number</u>	<u>Project Element</u>	<u>Cost Amount</u>	<u>Source of Funds</u>
Wheaton Community	720800	Planning/Design	\$420,000	GO Bonds
Rec Cntr – Rafferty		Construction	140,000	GO Bonds
TOTAL			\$560,000	GO Bonds

4. This special increase is needed because the Rafferty Center, a portion of the former Good Counsel High School, was designated for dedication for a public purpose as a part of the site development rezoning decision. The County has determined that it will provide additional recreation services to the Kensington – Wheaton communities by using the Rafferty center to create a second Community Recreation Center to be used in tandem with the existing Wheaton Recreation Center. The cost estimates have been developed to include the

temporary stabilization of the Rafferty building, now separated by demolition from the high school buildings. This action is critically time sensitive as severe deterioration of the structure could occur due to rapidly approaching winter weather or access by vandals. The request also includes funding for design of the remodeling and expansion of the Rafferty Center. A request for construction and land funding will be forth coming in the future.

5. The County Executive recommends an amendment to the FY07-12 Capital Improvements Program and a special appropriation of \$560,000 to the FY08 Capital Budget for the Wheaton Community Recreation Center – Rafferty (No. 720800), and specifies that the source of funds will be GO Bonds.
6. Notice of public hearing was given and a public hearing was held.

### Action

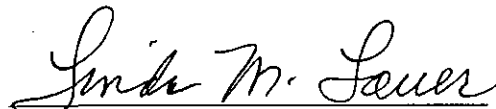
The County Council for Montgomery County, Maryland, approves the following actions:

1. The FY07-12 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description form and a special appropriation is approved as follows:

<u>Name</u>	<u>Project Number</u>	<u>Project Element</u>	<u>Cost Amount</u>	<u>Source of Funds</u>
Wheaton Community	720800	Planning/Design	\$420,000	GO Bonds
Rec Cntr – Rafferty		Construction	<u>140,000</u>	GO Bonds
TOTAL			\$560,000	GO Bonds

2. No funds appropriated in this resolution may be expended until an agreement providing for the transfer of the property to the County has been executed.
3. The County Council declares that this action is necessary to secure the Rafferty Center and to protect the structure from severe deterioration during the winter months, and that this appropriation is needed to meet the emergency.

This is a correct copy of Council Action.

  
Linda M. Lauer, Clerk of the Council

**Wheaton Community Recreation Center - Rafferty -- No. 720800**

Category  
Agency  
Planning Area  
Relocation Impact

Culture and Recreation  
Recreation  
Kensington-Wheaton  
None.

Date Last Modified  
Required Adequate Public Facility

February 6, 2008  
NO

**EXPENDITURE SCHEDULE (\$000)**

Cost Element	Total	Thru FY06	Rem. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	420	0	0	420	0	420	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	140	0	0	140	0	140	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>560</b>	<b>0</b>	<b>0</b>	<b>560</b>	<b>0</b>	<b>560</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**FUNDING SCHEDULE (\$000)**

G.O. Bonds	560	0	0	560	0	560	0	0	0	0	0
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**ANNUAL OPERATING BUDGET IMPACT (\$000)****DESCRIPTION**

This project provides for the stabilization and securing of the Rafferty Center as well as design for the renovation and expansion of the current building. The Rafferty Center, a portion of the former Good Counsel High School was designated for dedication for a public purpose as a part of a recent site development rezoning decision. The County has determined that it will provide additional recreation services to the Kensington - Wheaton communities by using the Rafferty center to create a second Community Recreation Center to be used in tandem with the existing Wheaton Recreation Center. The existing Wheaton Recreation Center is owned by M-NCPPC and operated by the County Recreation Department. Renovation and expansion of the Rafferty facility, along with future renovations of the existing center will provide, in two parts, a full service Community Recreation Center (of approximately 33,000 net square feet) consistent with the provisions of the Montgomery County Recreation Facility Development Plan, 2005 Update.

**JUSTIFICATION**

The Department has operated the existing Wheaton Recreation Center, owned by the M-NCPPC, for many years. As early as 1997 this facility was designated for replacement with a larger full service facility, originally included in Facility Planning and Site Evaluation projects as the Kemp Mill (later Wheaton/Kemp Mill) Community Recreation Center. In the 2005 update to the Department's facility plan and in the FY07-12 CIP, a "Wheaton Area Recreation Facilities" study was included in the MCG Facility Planning Project # 508768 for this purpose. The current concept includes site and structure, stabilization and design development for future renovation, remodeling, and expansion to provide an additional recreation facility to complement the existing facility.

**OTHER**

A pedestrian impact analysis will be performed during design. No funds may be expended until an agreement providing for the transfer of the property to the County has been executed.

**APPROPRIATION AND  
EXPENDITURE DATA**

Date First Appropriation	FY07	(\$000)
Initial Cost Estimate		560
First Cost Estimate		
Current Scope	FY08	560
Last FY's Cost Estimate		0
Present Cost Estimate		560
Appropriation Request	FY08	0
Supplemental		
Appropriation Request	FY08	560
Transfer		0
Cumulative Appropriation		0
Expenditures/		
Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY05	0
New Partial Closeout	FY06	0
Total Partial Closeout		0

**COORDINATION****MAP**

See Map on Next Page